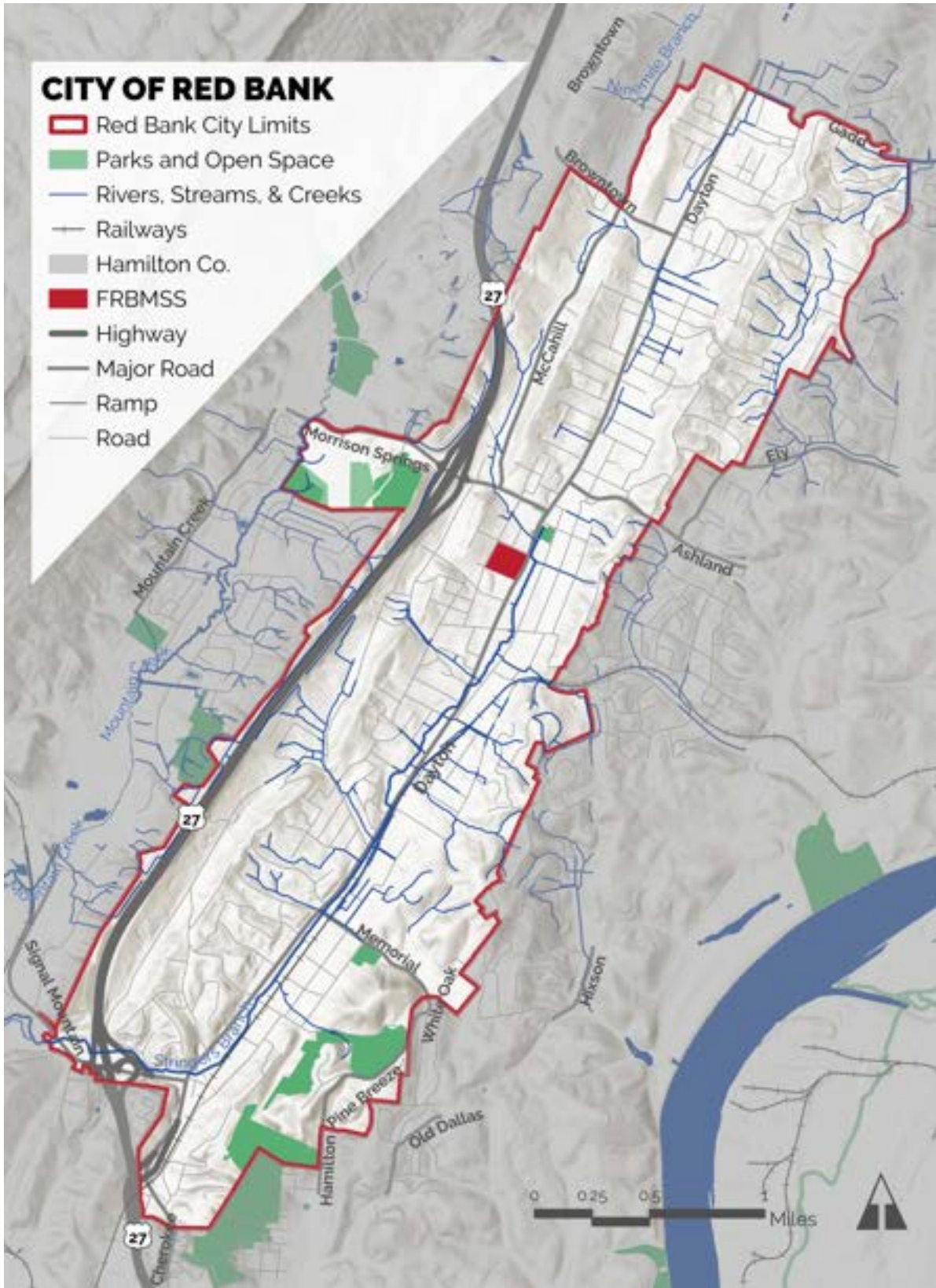




Welcome to the City of Red Bank Comprehensive Plan Workshop!

WHAT IS A COMPREHENSIVE PLAN?



The comprehensive plan is a **road map** that outlines how a long-term vision for **land development, multi-modal mobility, and economic development** in Red Bank will be implemented over time.

It answers **four big questions**:

1. How far have we come?
2. Where are we now?
3. Where do we want to go?
4. How will we get there?

WHAT HAVE WE DONE SO FAR?



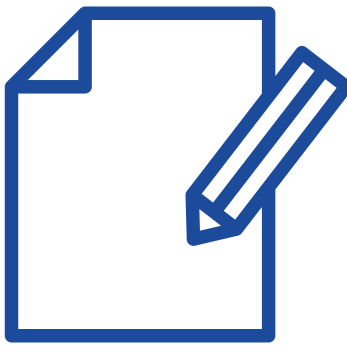
Interviewed 12 stakeholder groups



Hosted over 100 residents at the Project Kick-Off Meeting



Analyzed existing conditions for land use, transportation, housing, economic development, and the environment



Received over 1,200 responses for the Small Area Study Survey

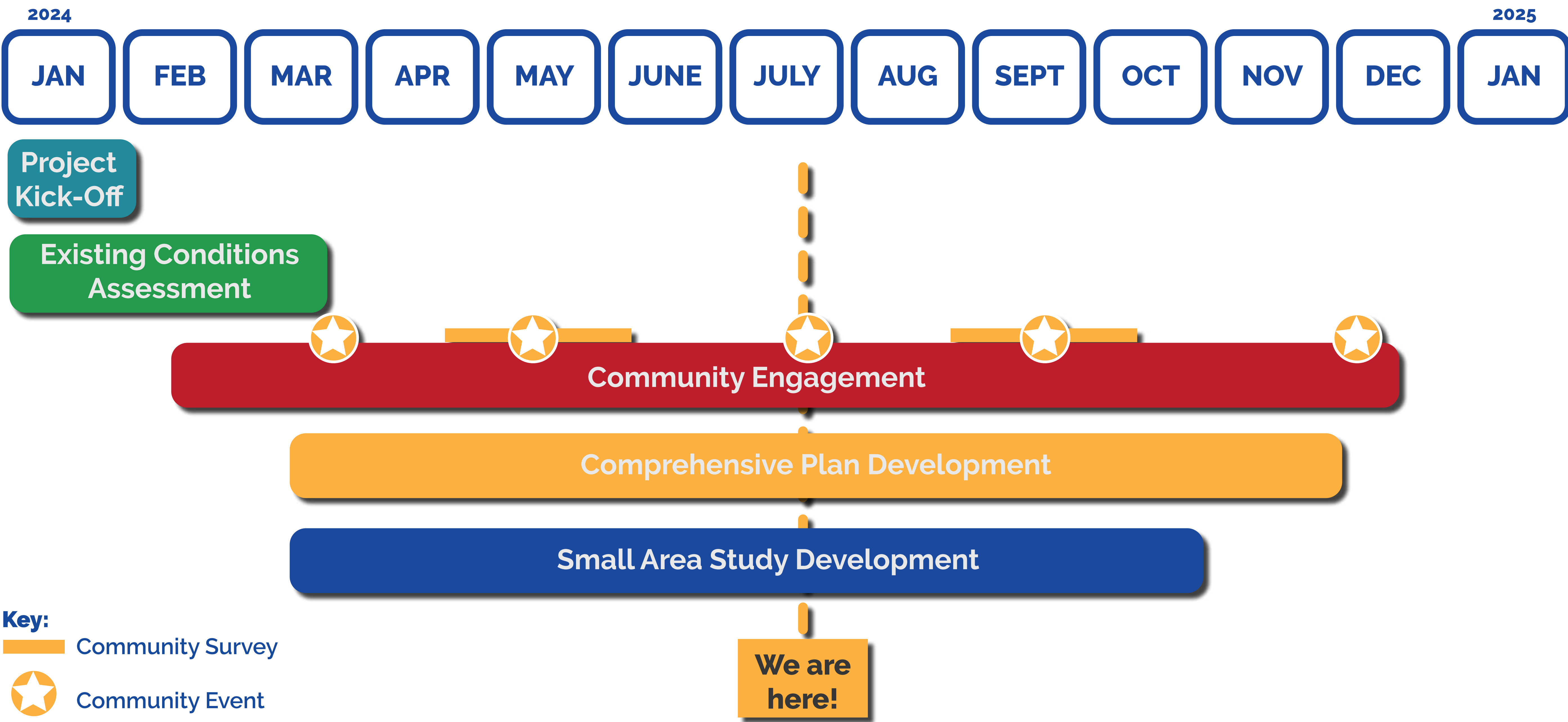


Created goals, needs and opportunities for input at the May Jubilee



Drafted land use and mobility frameworks for input today!

PROJECT SCHEDULE



WANT TO GET INVOLVED?

Follow along at the City's website!

<https://www.redbanktn.gov/284/Red-Bank-Planning-Initiatives---updates>



Draft Needs & Opportunities

PICK YOUR TOP TWO NEEDS AND OPPORTUNITIES!

Place a sticker next to the **TWO** needs and **TWO** opportunities that you think the comprehensive plan should prioritize.

NEEDS		OPPORTUNITIES	
What could Red Bank improve?		What are some ways to help Red Bank thrive?	
Better places for community celebrations	Stickers go here!	Celebrate Red Bank's small-town feel	Stickers go here!
More public amenities		Upgrade infrastructure for growth	
Safer ways to walk and bike		Connect neighborhoods to destinations	
More things to do		Explore creative transit options	
Housing options for all stages of life		Build a livable city by tailoring housing solutions	
Approach growth with a strategic mindset		Increase civic spaces for public use	
Revamp empty strip malls		Leverage proximity to Chattanooga	
Beautify the city		Support local businesses	
Preserve communal greenspace		Expand on Stringers Branch restoration	
Protect Red Bank's natural resources		Increase access to the outdoors	

HOW DO WE USE THESE?

These needs and opportunities will be included in the Comprehensive Plan report and form its recommendations and implementation strategies.

Did we miss something? Add a post-it note here!

Draft Land Use Vision

A major part of the Comprehensive Plan process is creating a future land use map. This map will help guide development decisions for the next twenty years. After initial rounds of engagement and technical analysis, we propose a land use vision based on three major ideas.

IDEA
1

THE BOULEVARD GREENWAY

Better connectivity is a top priority for Red Bank. There is great potential to transform Dayton Boulevard and Stringers Branch into a fantastic greenway with walking, biking, nature, active storefronts, and great community spaces and amenities along the way.



IDEA
2

KEEP THE SMALL TOWN FEEL!

Most of Red Bank’s neighborhoods will likely maintain their residential character over the next 10 to 20 years, and we like that! The yellow areas on the map below show the places expected to retain their current residential look and feel.



IDEA
3

FOCUS ANY GROWTH ON A FEW KEY AREAS.

There are seven main locations along Dayton Boulevard that have potential to develop or redevelop in the coming years, which in turn can help develop the Boulevard Greenway system. But how much growth? And what should it look and feel like? **Grab a map and create your own land vision!** Using your map, select your desired land use concept from the choices at each station.



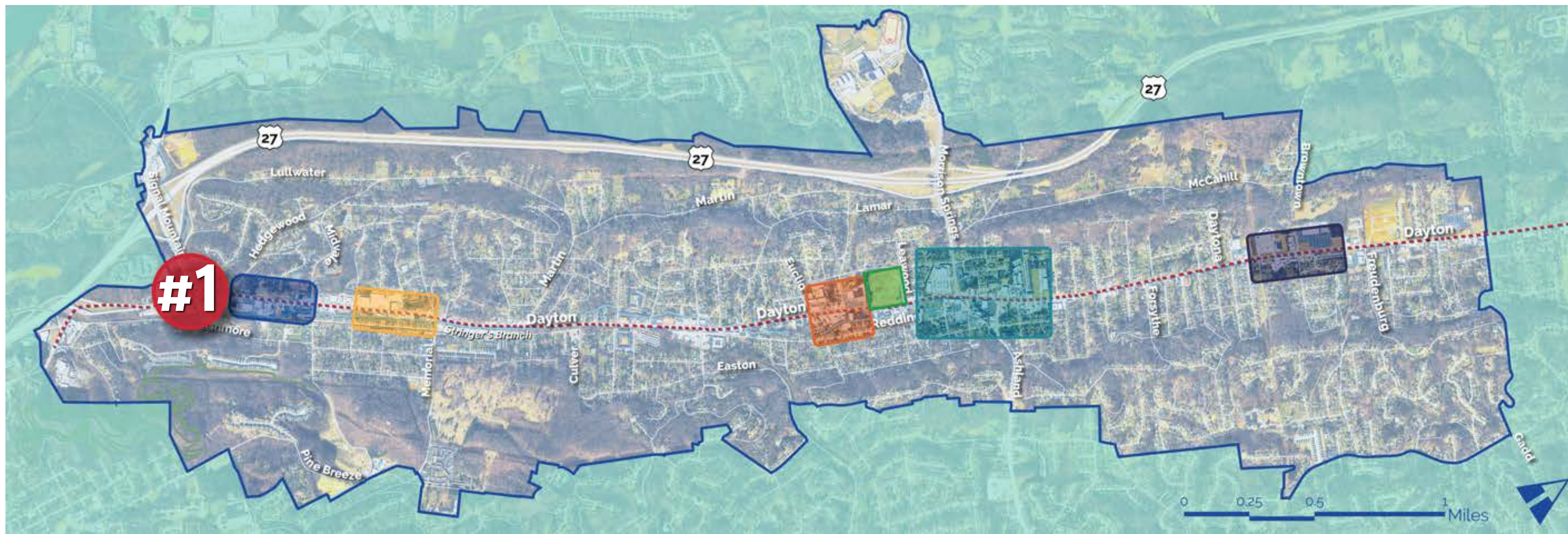
1. Signal Mountain + Dayton Blvd

2. Hedgewood to Midvale
3. Midvale to Memorial

4. Euclid to Former Red Bank Middle School Site
5. Former Red Bank Middle School Site

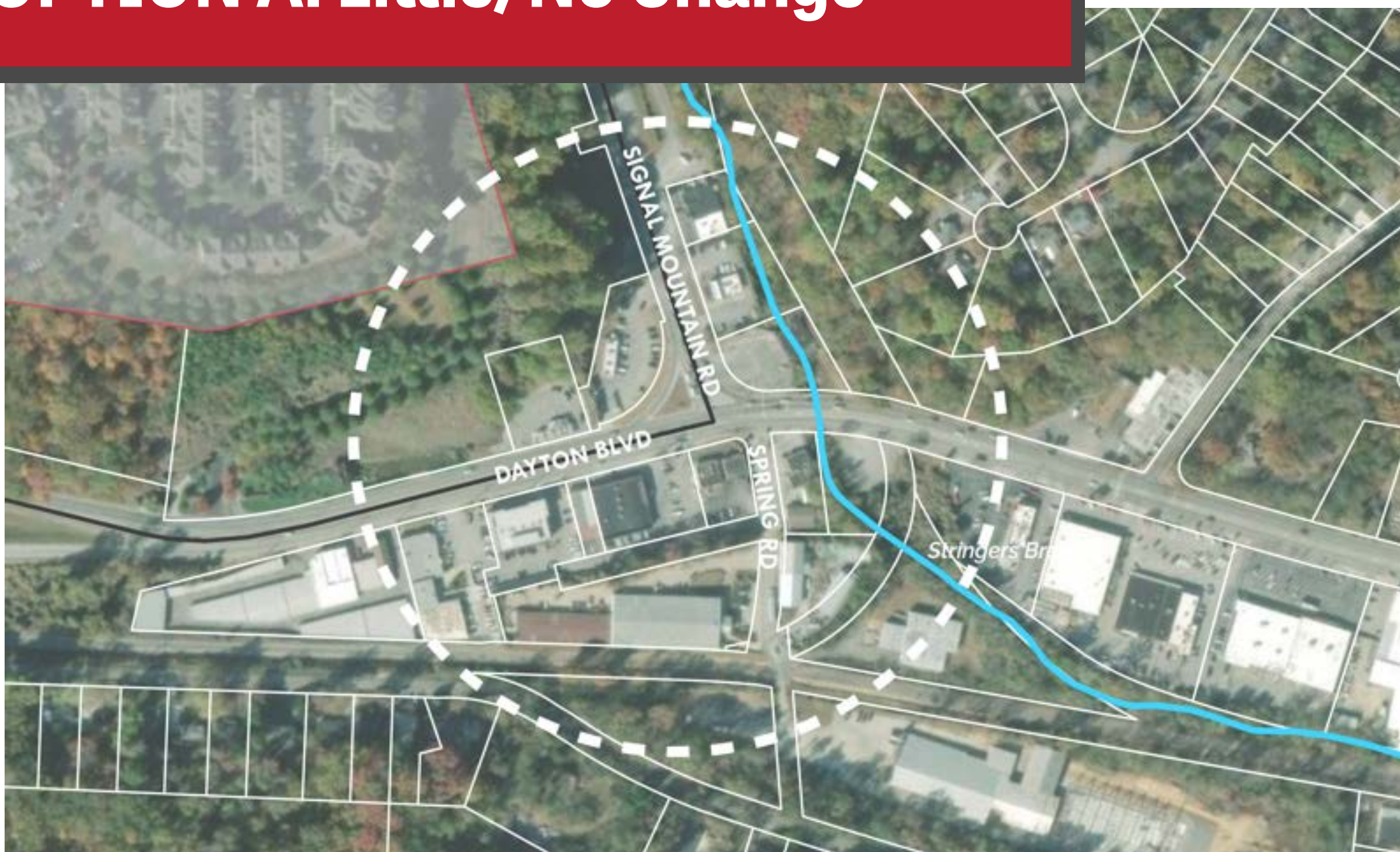
6. Historic Downtown
7. Browntown

1 SIGNAL MOUNTAIN + DAYTON BLVD



In 10 - 20 years, what would you like this area to look like?

OPTION A: Little/No Change



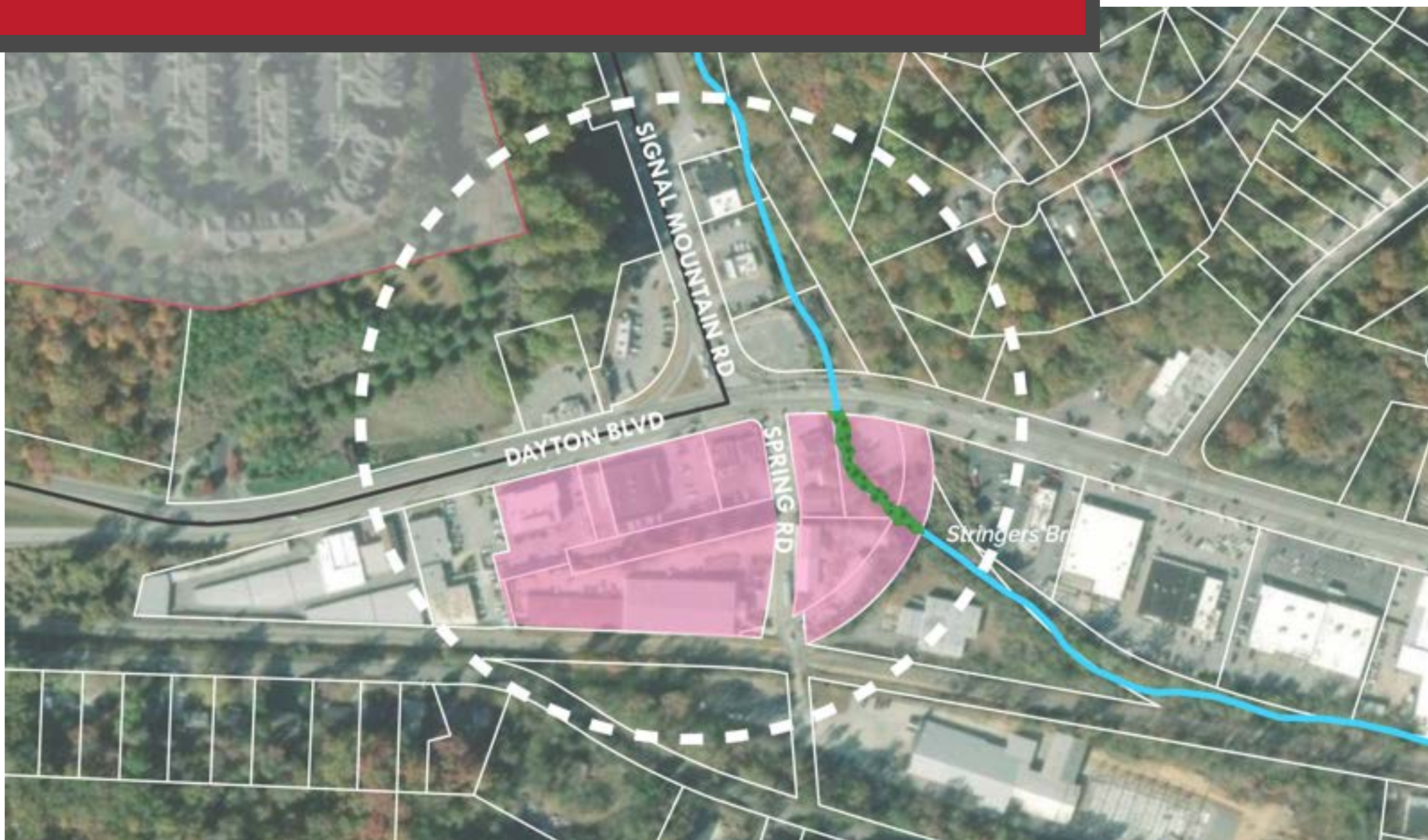
EXISTING LOOK & FEEL:

- Mix of local and chain businesses
- Hard to walk or bike around
- Limited beautification improvements along Dayton Boulevard

*No
Sticker
Needed*



OPTION B: Spring Village



POTENTIAL LAND USE LEGEND

- 1-Story Village, Mostly Retail/Light Commercial
- Greenway (Off-Street)

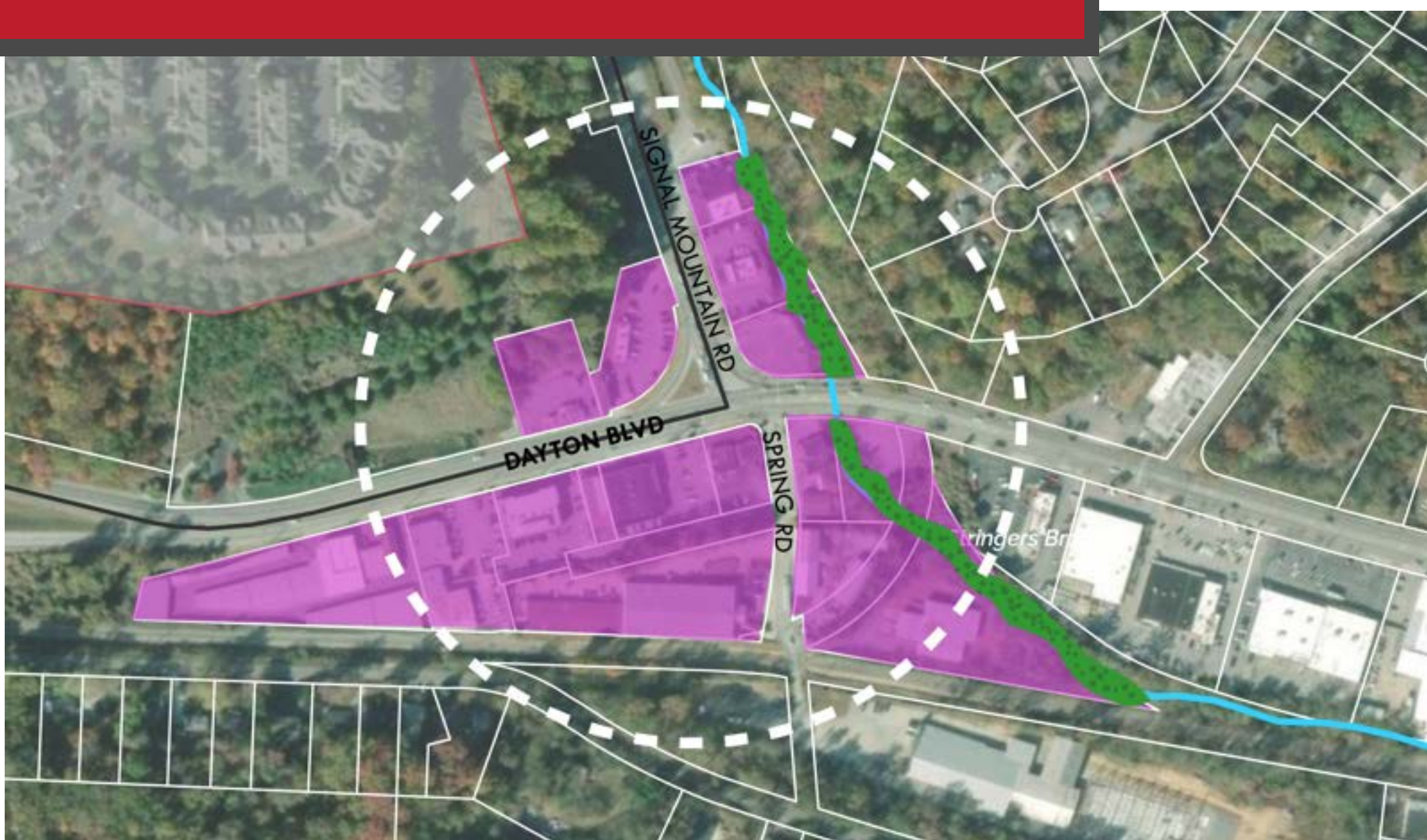
POTENTIAL LOOK & FEEL:

- 1-story village centered on Spring Road
- Unique retail options
- Small-town atmosphere
- Some beautification improvements along Dayton Boulevard
- Modest build out of greenway



*Add sticker "B"
to spot #1 on
your worksheet!*

OPTION C: Southwest Gateway



POTENTIAL LAND USE LEGEND

- 2-3 Story Mixed-Use
- Greenway (Off-Street)

POTENTIAL LOOK & FEEL:

- 2-3 story mixed-use area
- Mix of commercial along the street and residential above
- Many retail and restaurant options
- Bustling atmosphere
- Beautification improvements to Dayton Boulevard
- More robust buildout of greenway

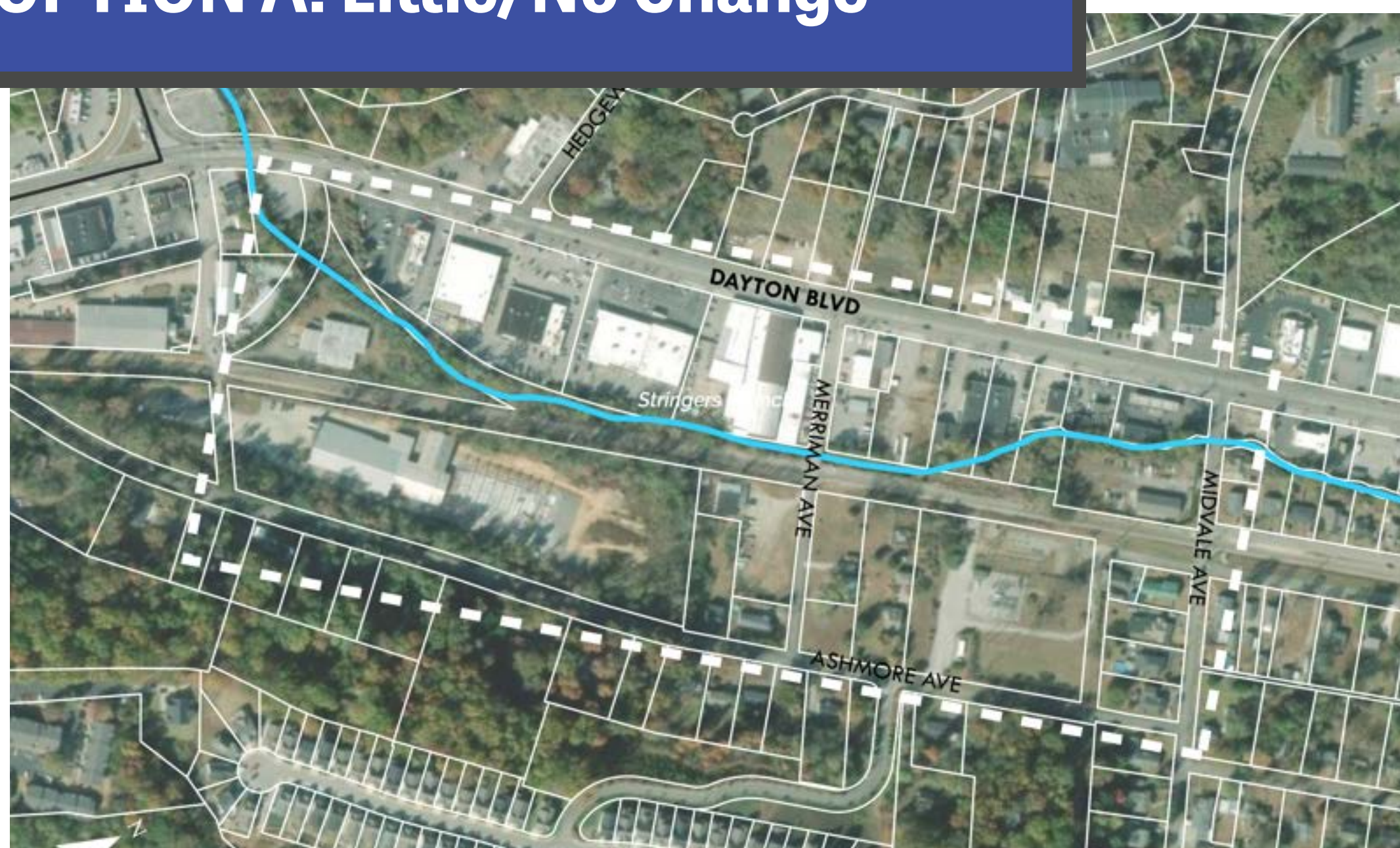


*Add sticker "C"
to spot #1 on
your worksheet!*



In 10 - 20 years, what would you like this area to look like?

OPTION A: Little/No Change



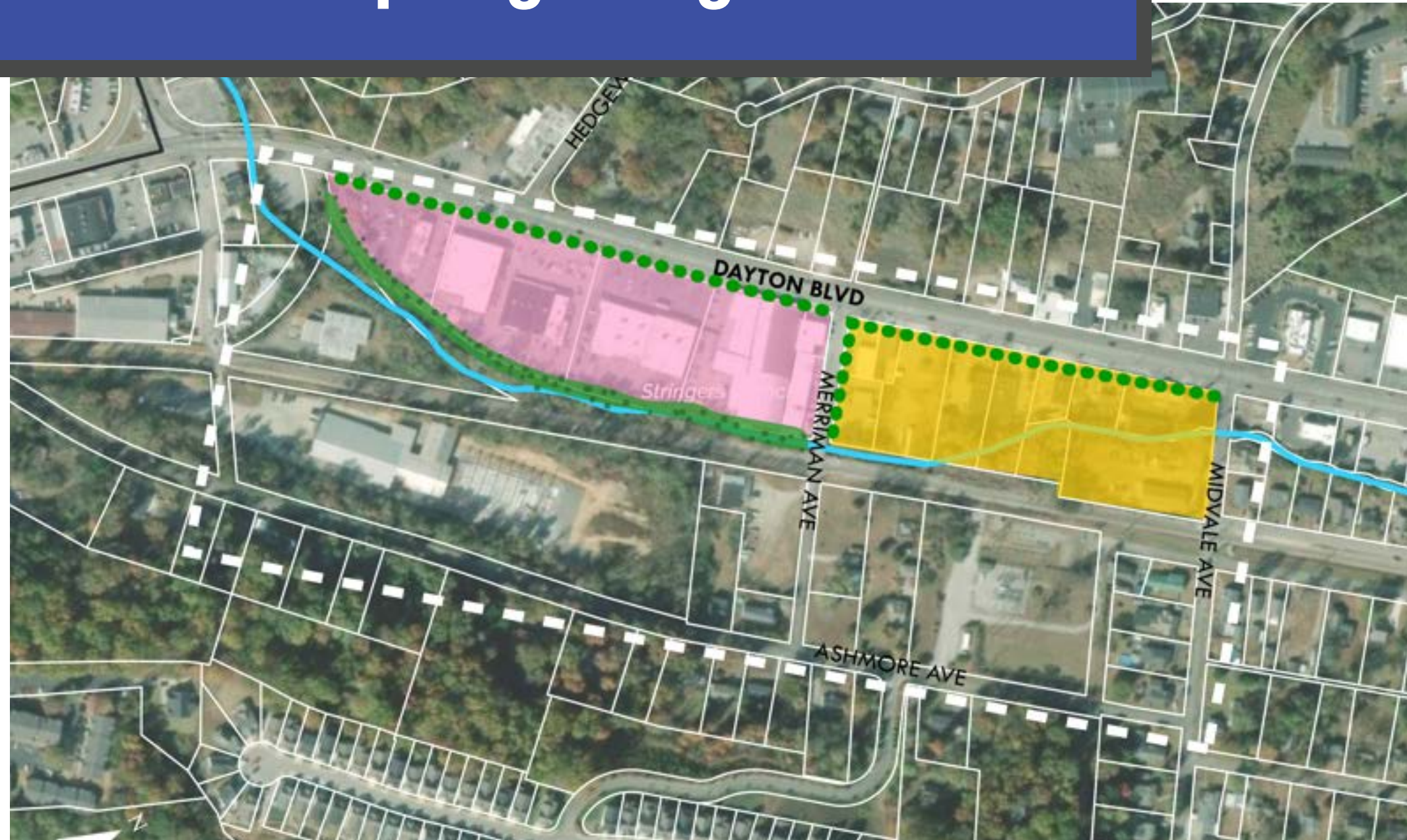
EXISTING LOOK & FEEL:

- Steep slopes on most of the West Side of Dayton Blvd.
- Unique local businesses near Hedgewood Rd.
- Chain businesses near the Midvale Rd. intersection
- Some vacant buildings and lots
- Limited sidewalks and beautification improvements along Dayton Blvd.

*No
Sticker
Needed*



OPTION B: Spring Village Extension



POTENTIAL LAND USE LEGEND

- | | |
|--|---|
| 1-Story Village, Mostly Retail/Light Commercial | Missing Middle Housing |
| Greenway (Off-Street) | Greenway (Streetscape) |

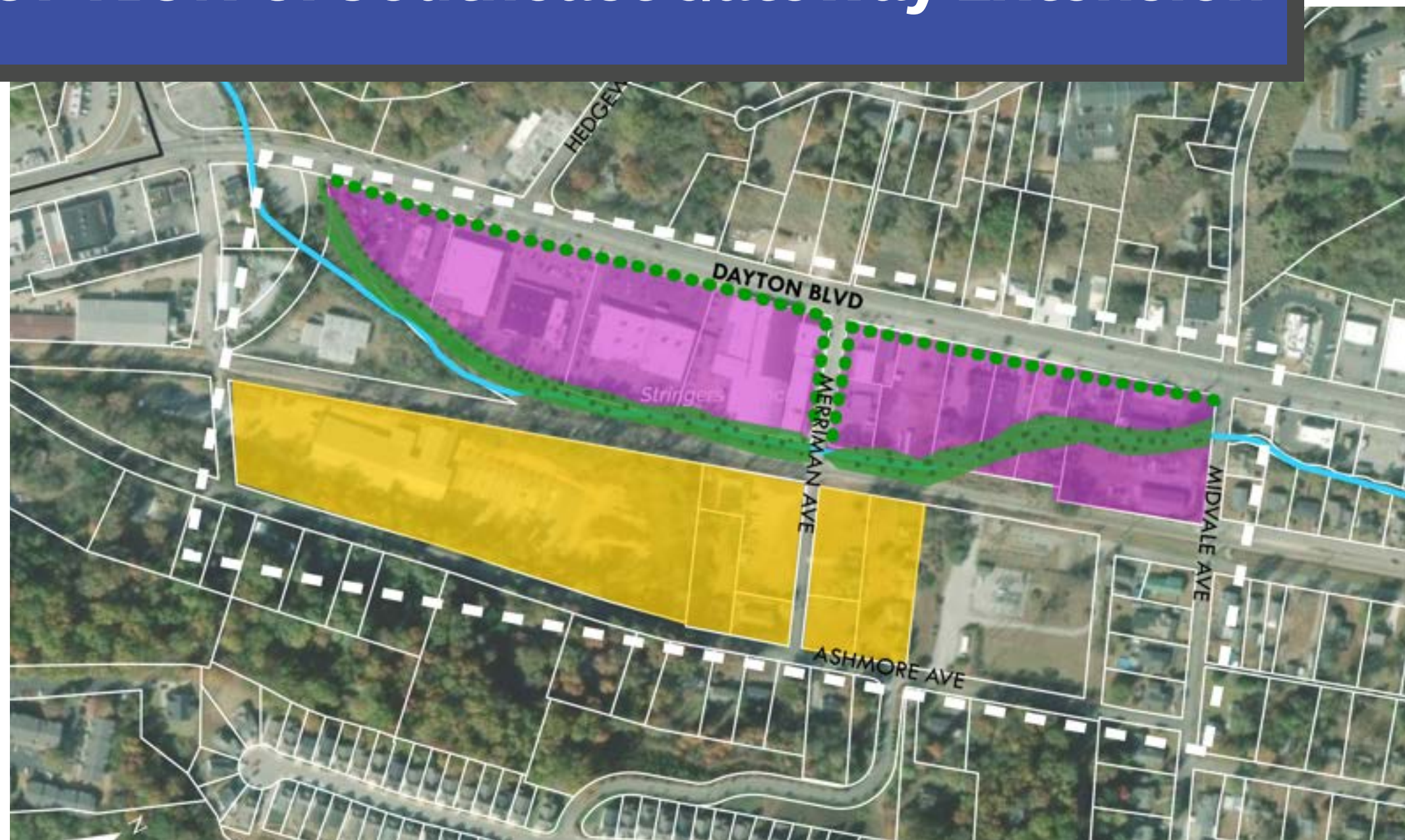
POTENTIAL LOOK & FEEL:

- Extend 1-story commercial businesses past Spring Street
- Missing middle housing west of Stringers Branch and Railroad Tracks
- Potential greenway extending along commercial areas
- Streetscape improvements along residential areas
- The other side of Stringers Branch and railroad remains unchanged
- A more walkable, small-town feel



*Add sticker "B"
to spot #2 on
your worksheet!*

OPTION C: Southeast Gateway Extension

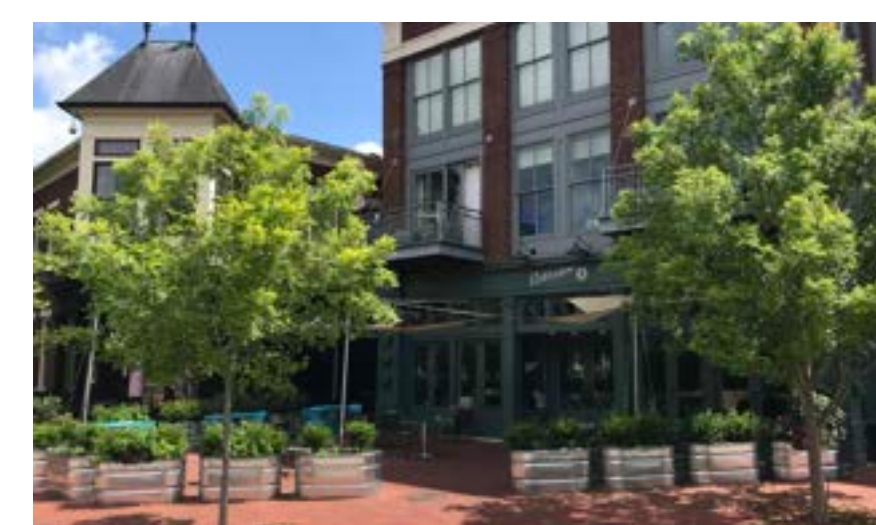


POTENTIAL LAND USE LEGEND

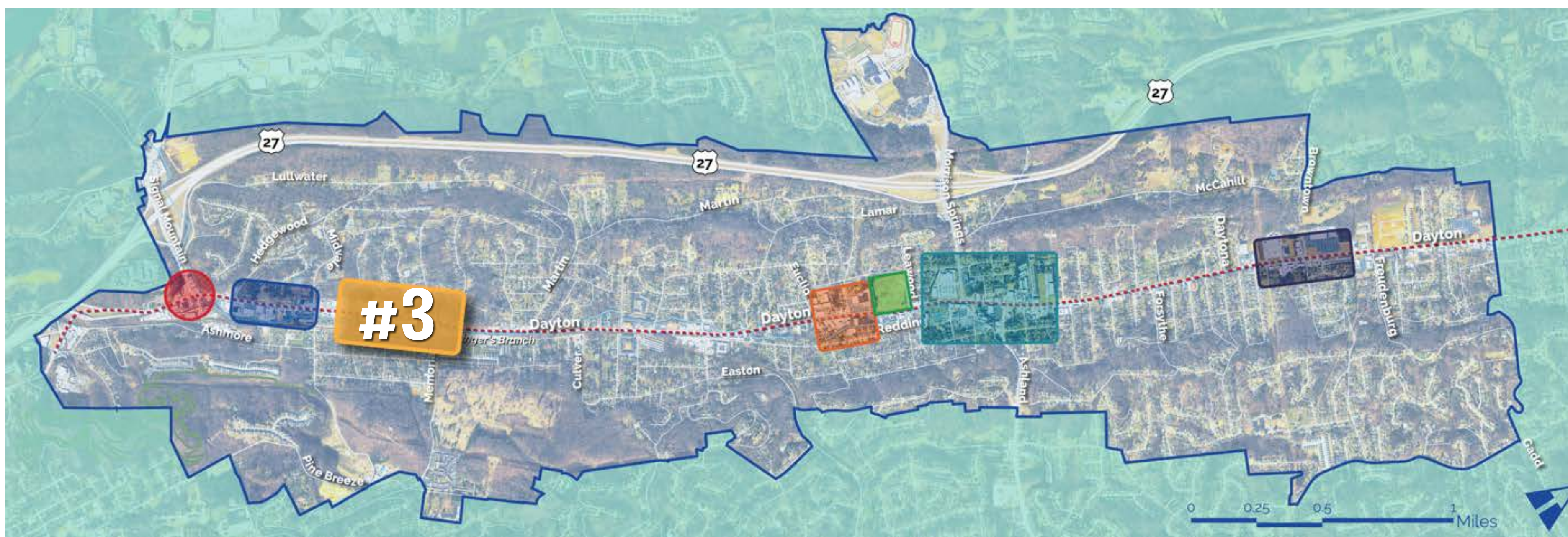
- | | |
|---|---|
| 2-3 Story Mixed-Use | Missing Middle Housing |
| Greenway (Off-Street) | Greenway (Streetscape) |

POTENTIAL LOOK & FEEL:

- Extended 2-3 story mixed-use area from gateway-area
- Full greenway extension across retail and residential areas
- Full streetscape improvements
- Missing middle housing on the other side of Stringers Branch and railroad tracks
- Easy walking and biking access to a bustling mixed-use space

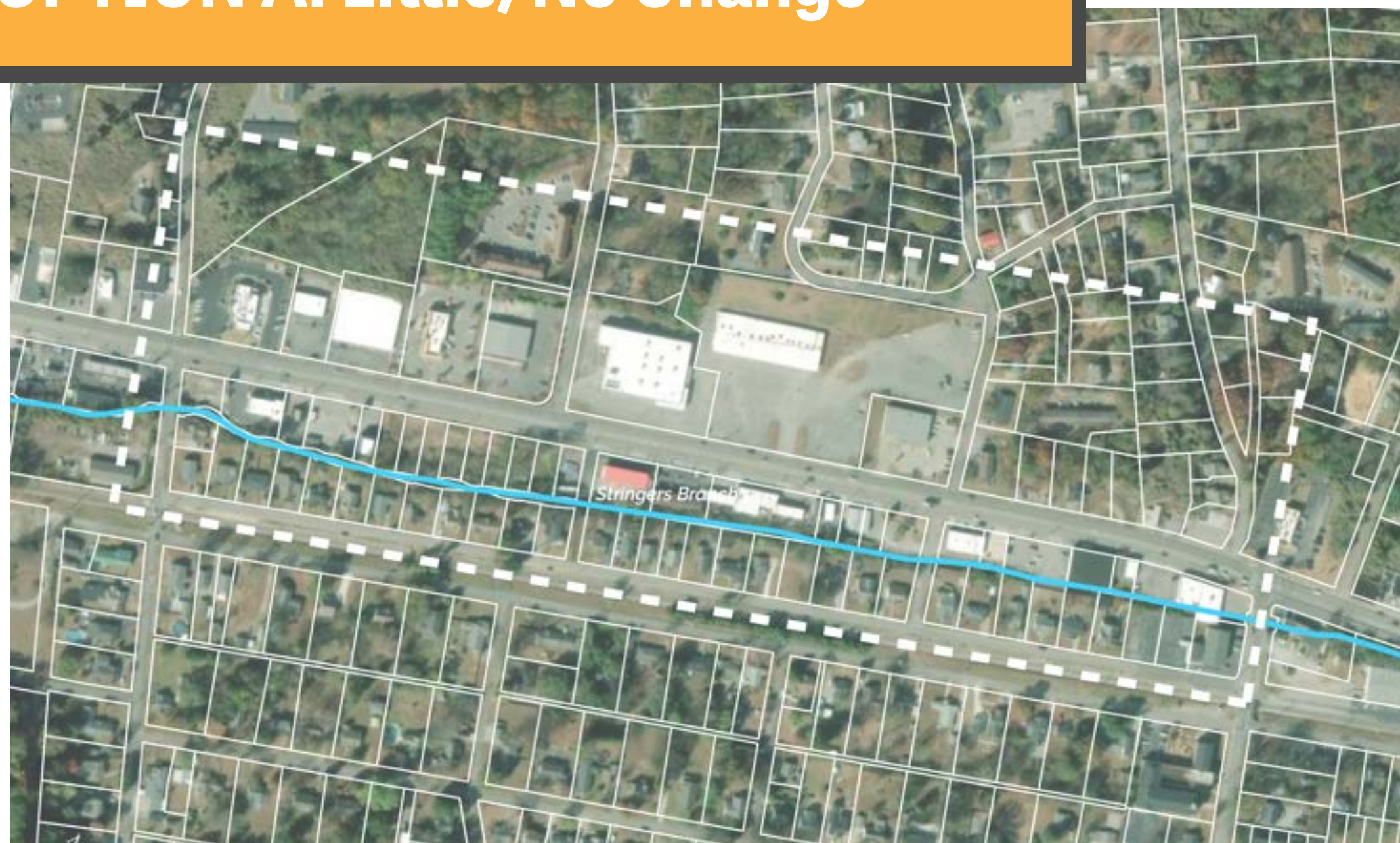


*Add sticker "C"
to spot #2 on
your worksheet!*



In 10 - 20 years, what would you like this area to look like?

OPTION A: Little/No Change



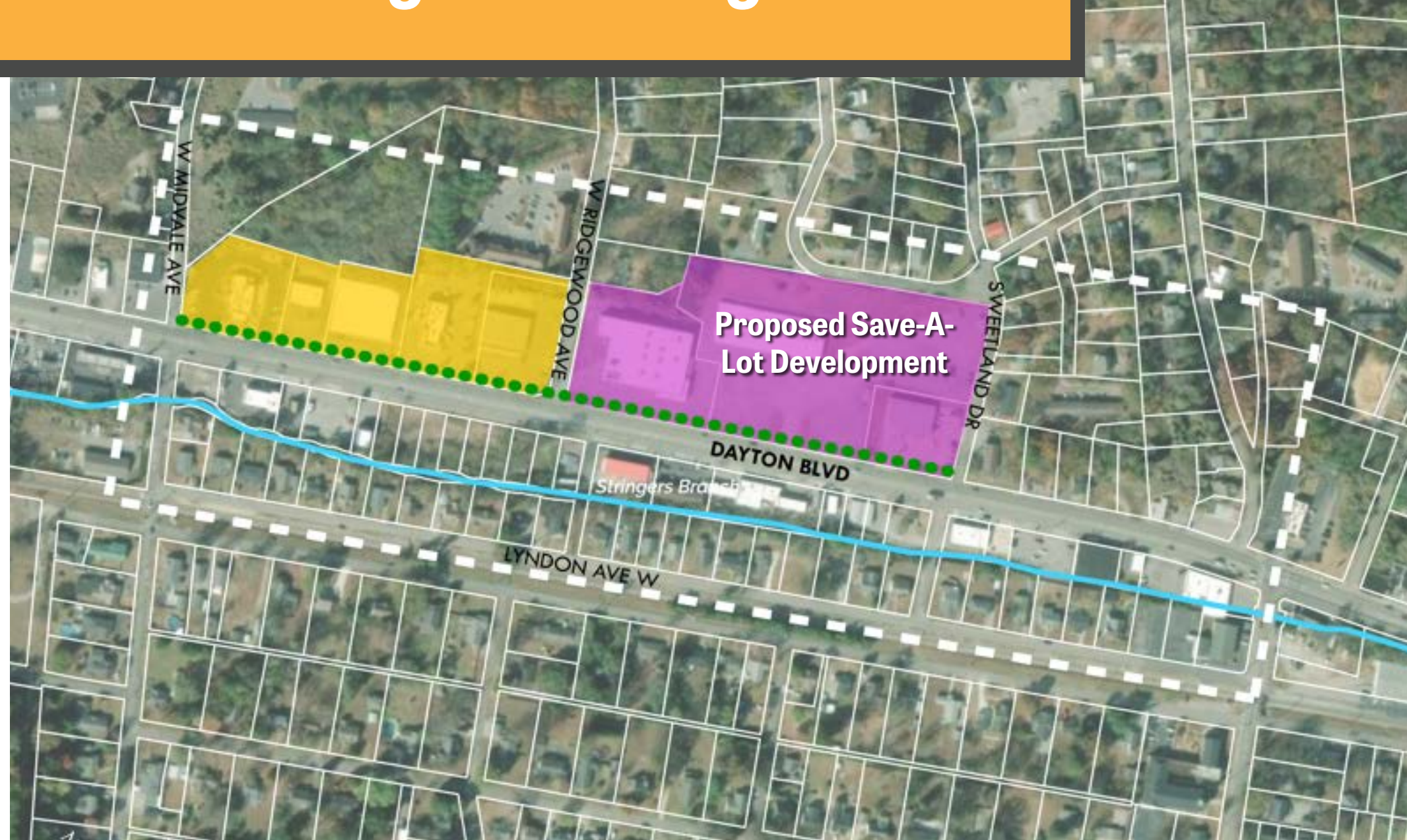
EXISTING LOOK & FEEL:

- Mostly chain fast food and commercial businesses with a few local businesses
- Large, surface parking lots along Dayton Blvd.
- Hard to walk or bike around
- Limited beautification improvements along Dayton Boulevard



*No
Sticker
Needed*

OPTION B: Light Housing



POTENTIAL LAND USE LEGEND

- 2-3 Story Mixed-Use
- Missing Middle Housing
- Greenway (Streetscape)

POTENTIAL LOOK & FEEL:

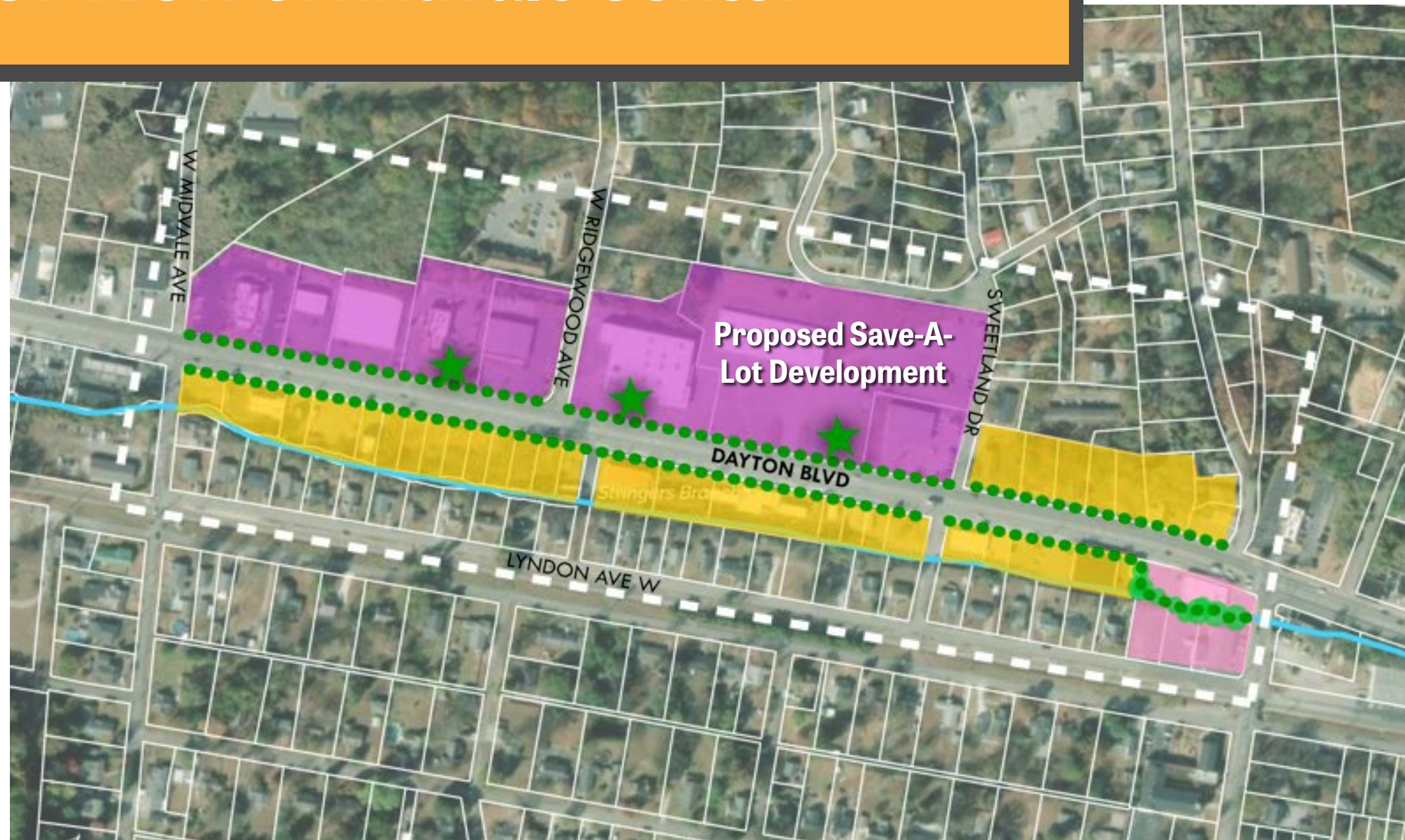
- Missing middle housing on the west side of Dayton Blvd
- Improved streetscaping along Dayton Blvd
- Similar look and feel to other residential areas in Red Bank



Photo property of Chattanooga Neighborhood Enterprise, credit to Creative Revolver, Chattanooga

*Add sticker "B"
to spot #3 on
your worksheet!*

OPTION C: Midvale Center



POTENTIAL LAND USE LEGEND

- 2-3 Story Mixed-Use
- Missing Middle Housing
- Greenway (Off-Street)
- Greenway (Streetscape)
- Greenspace
- 1-Story Village, Mostly Retail/Light Commercial

POTENTIAL LOOK & FEEL:

- 2-3 story mixed use on the west side of Dayton Blvd
- Missing middle housing on narrow lots
- Enhanced streetscaping as a piece of the broader greenway system
- Village-style development and missing middle housing on the East Side of Dayton Boulevard
- Small-town, walkable feel with added greenspace for gathering



*Add sticker "C"
to spot #3 on
your worksheet!*

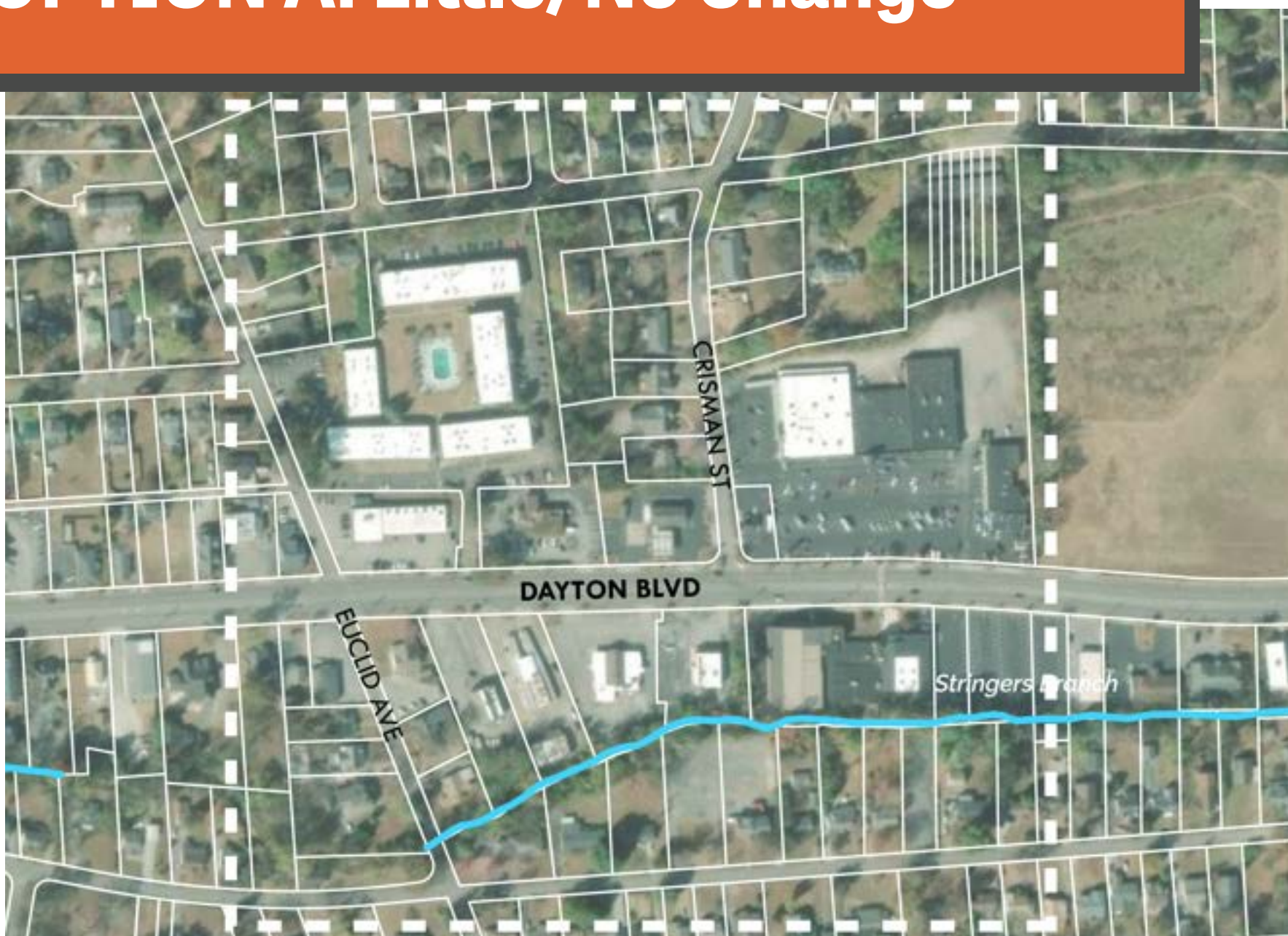
4

EUCLID TO FORMER RED BANK MIDDLE SCHOOL SITE



In 10 - 20 years, what would you like this area to look like?

OPTION A: Little/No Change



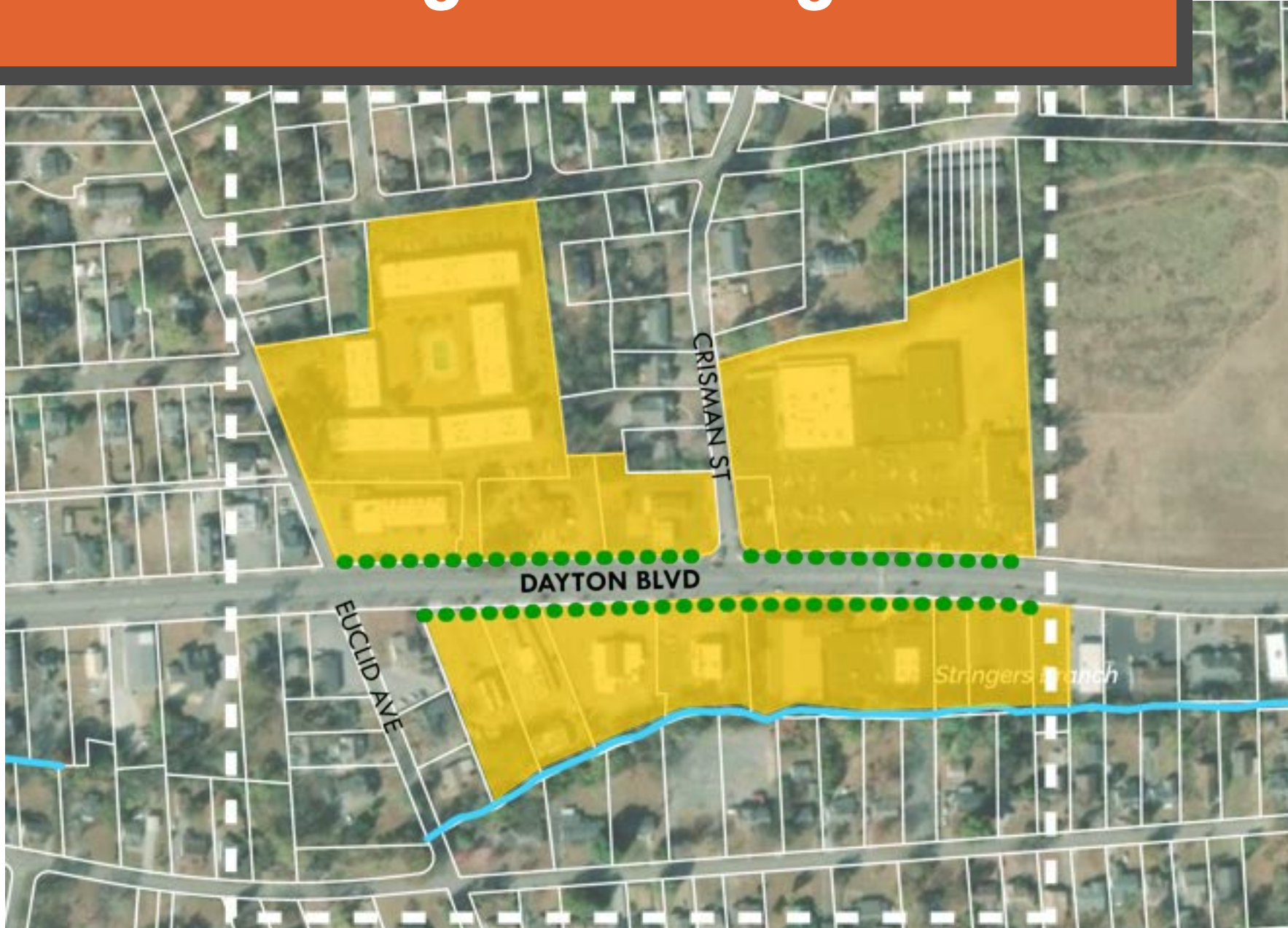
EXISTING LOOK & FEEL:

- Several strip malls
- Focus on easy vehicular access and quick services (fast food, chains, oil change, gas stations)
- Moderate pedestrian improvements: street tree buffers, mid-block crossing islands, and signage
- Traffic speeds make walking and biking challenging

*No
Sticker
Needed*



OPTION B: Light Housing



POTENTIAL LAND USE LEGEND

- Missing Middle Housing
- Greenway (Streetscape)

POTENTIAL LOOK & FEEL:

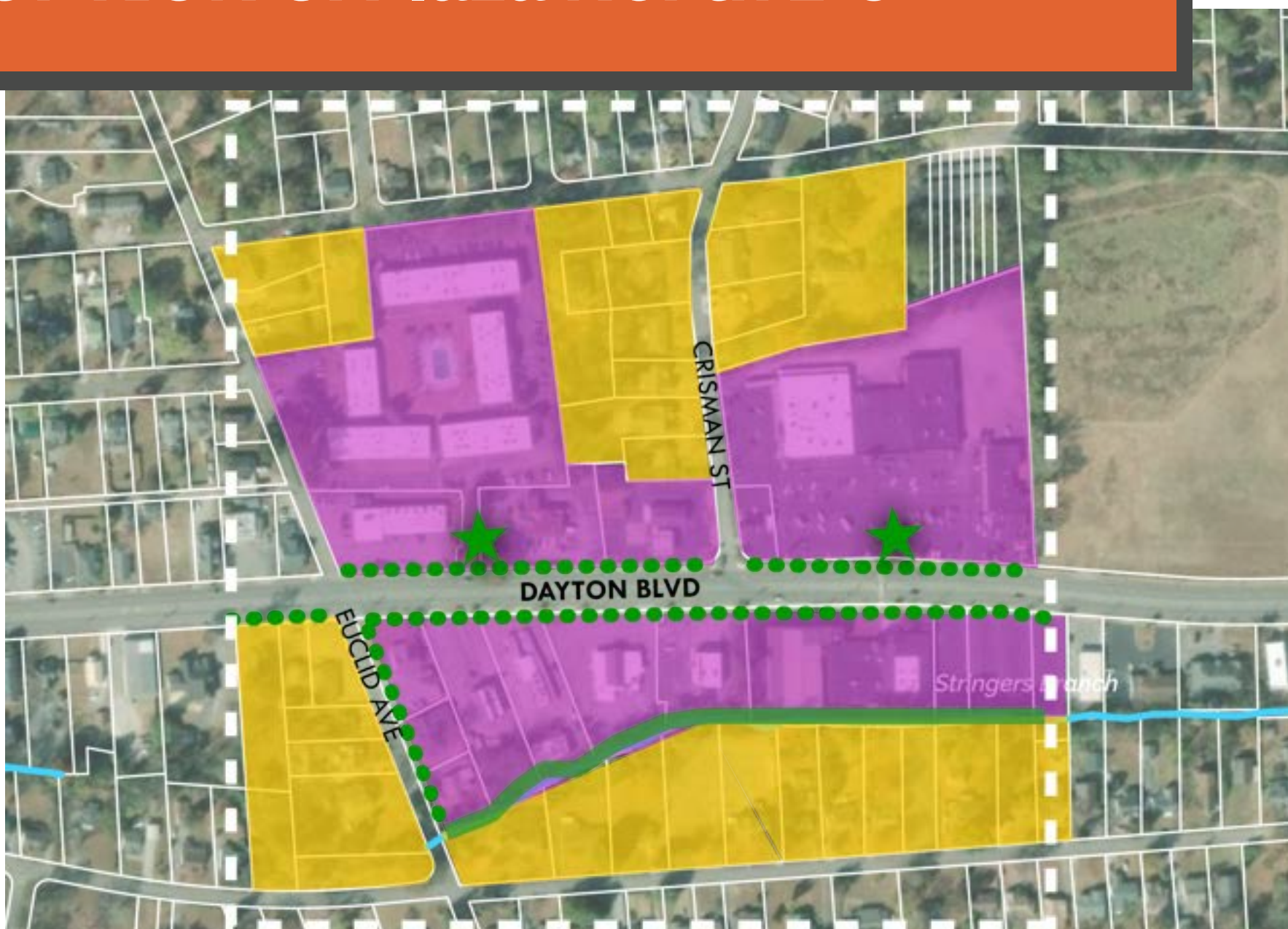
- Missing middle housing on the west side of Dayton Blvd
- Improved streetscaping along Dayton Blvd
- Similar look and feel to other residential areas in Red Bank



Photos property of Chattanooga Neighborhood Enterprise, credit to Creative Revolver, Chattanooga

*Add sticker "B"
to spot #4 on
your worksheet!*

OPTION C: Plaza North 2.0



POTENTIAL LAND USE LEGEND

- 2-3 Story Mixed-Use
- Missing Middle Housing
- Greenspace
- Greenway (Off-Street)
- Greenway (Streetscape)

POTENTIAL LOOK & FEEL:

- 2-3 story mixed use that connects into Downtown Red Bank
- Mix of commercial along the street level, residential above
- Many retail and restaurant options
- Bustling atmosphere
- Create new open areas within new developments to increase public access to greenspace



*Add sticker "C"
to spot #4 on
your worksheet!*



What is the small area study?

The small area study is a focused concept plan for the **Former Red Bank Middle School site**.

It provides recommendations based on community input to **guide the site's development** in line with residents' needs and vision and overall city goals.

So far we have been collecting public input on what people would like to see. Below is a summary of the public survey that closed at the end of May. **Come to our public workshop this Fall to explore concepts for the site!**

Save the date!

SMALL AREA PLAN WORKSHOP: September 21, 2024

Join us for an **ONSITE** walking tour where we'll share community visions of the site for your input.

Small Area Study Survey Results

How many people did we hear from?

- There were 1,365 responses to the survey!

What feedback were we looking for?

- What land uses are residents interested in for the small area study site.
- How much of the site should be dedicated to greenspace.

What did we Takeaway?

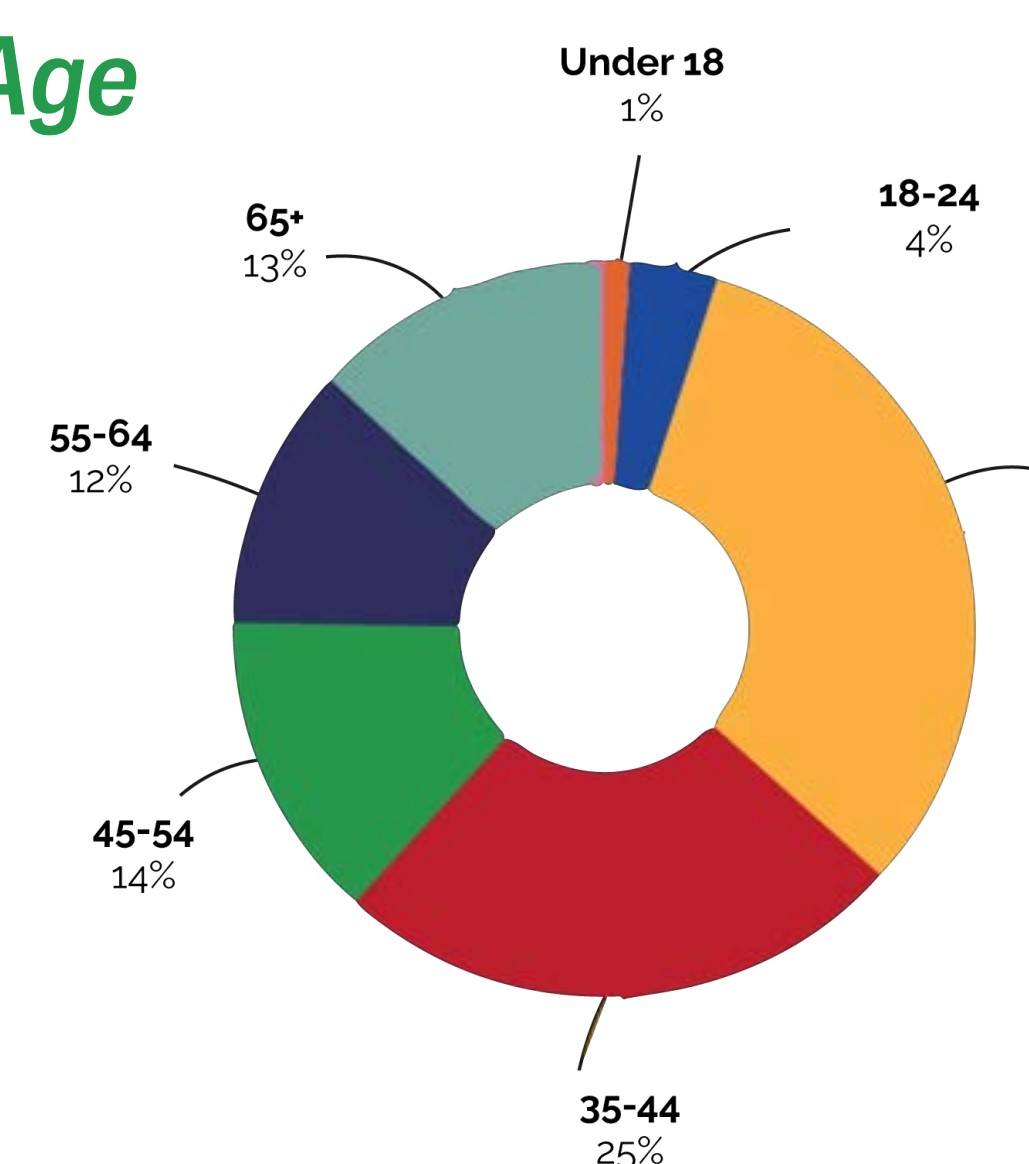
- The most important land uses for the site are greenspace/ parks/ recreation and civic.
- On average, people would like to see 7.5 acres of the site devoted to greenspace, park and recreation uses.
- The City's long-term financial obligations are very important to the majority of respondents.

Who did we hear from?

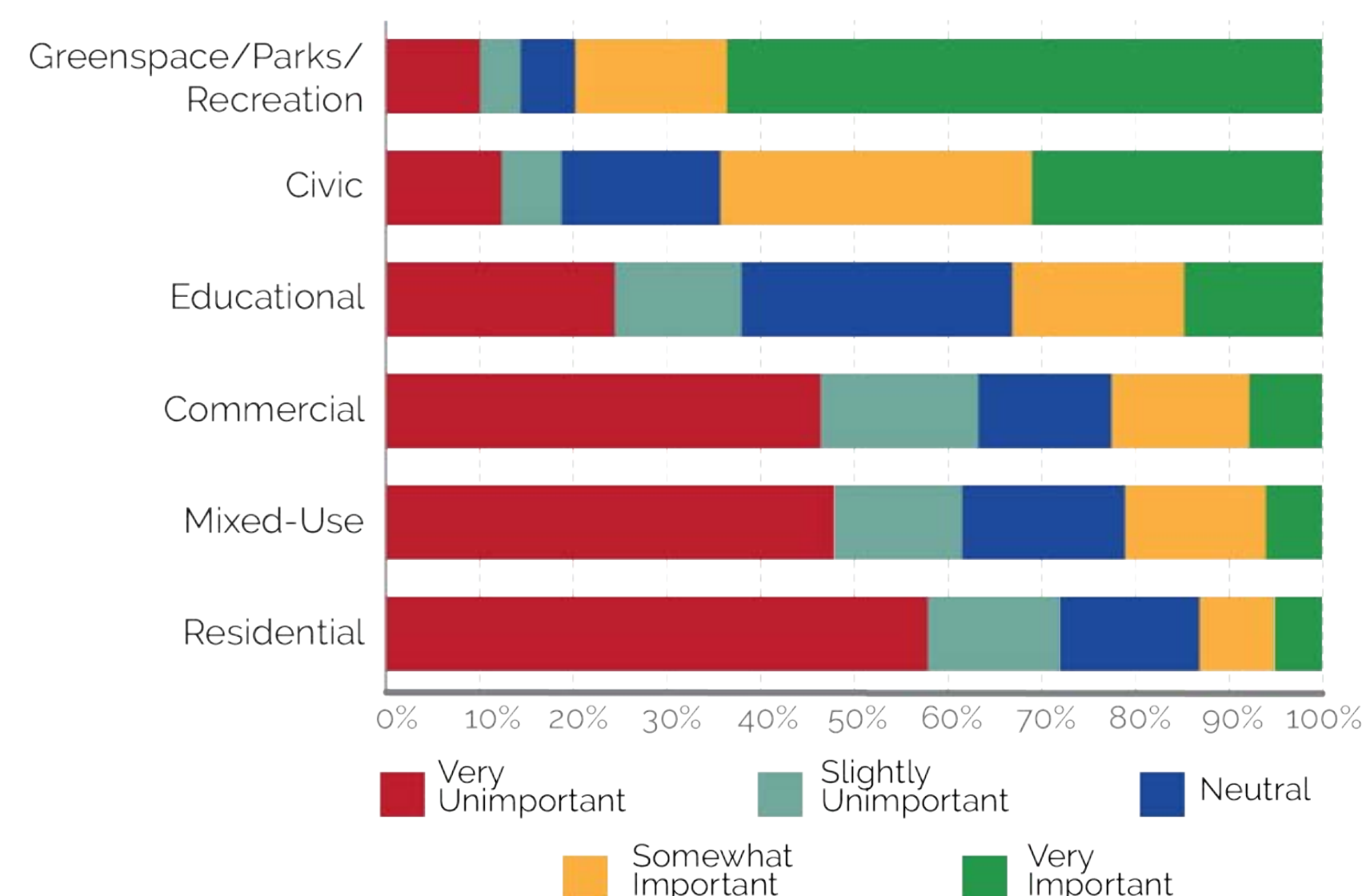
Relationship to Red Bank

- 88% live in Red Bank.
- 5% own a business in Red Bank.
- 11% work in Red Bank.
- 9% don't live or work in Red Bank, but visit often.
- 1% don't have a current connection to Red Bank, but are interested in its future.
- *Note: totals exceed 100% because respondents were able to select more than one option to describe their relationship to the city.*

Age



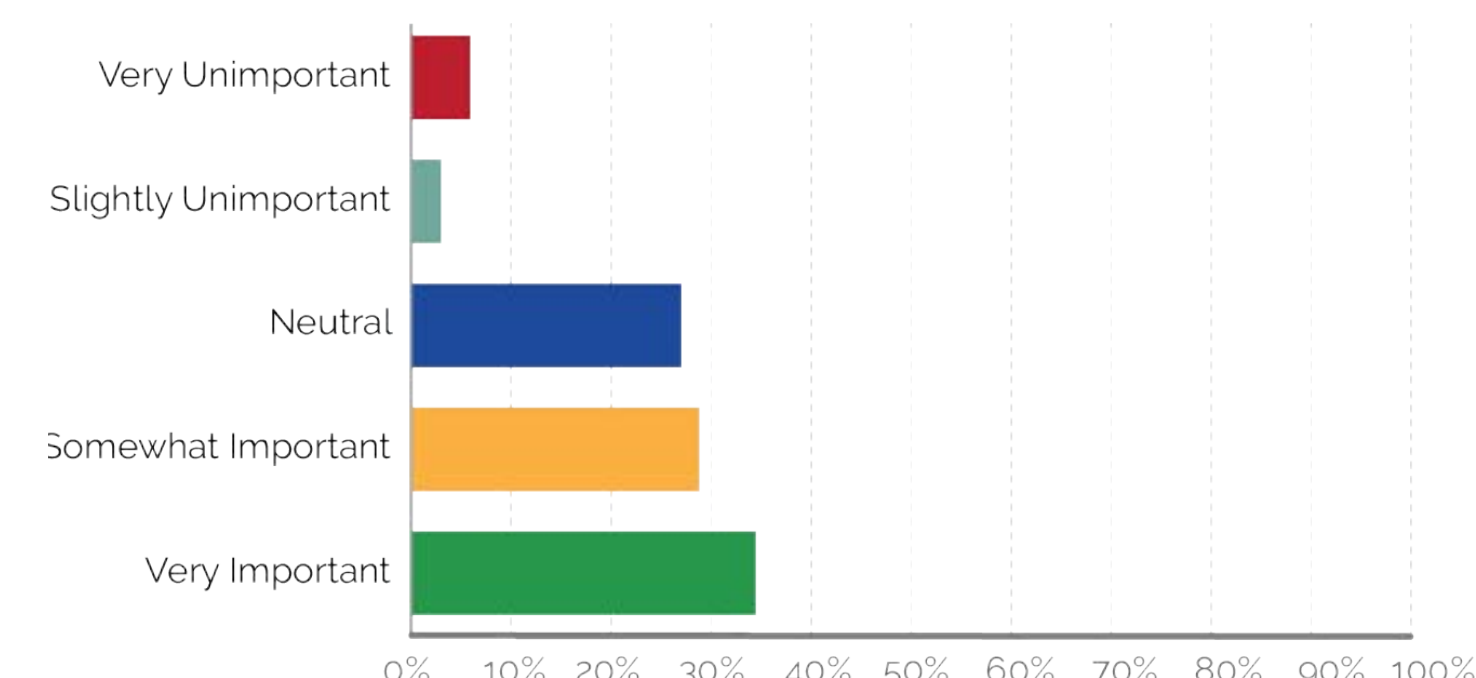
How important to you is each of the potential land use types?



How many acres of the 12-acre site should be devoted to greenspace/parks/recreation?



How important to you are the City's long-term financial obligations to the site?



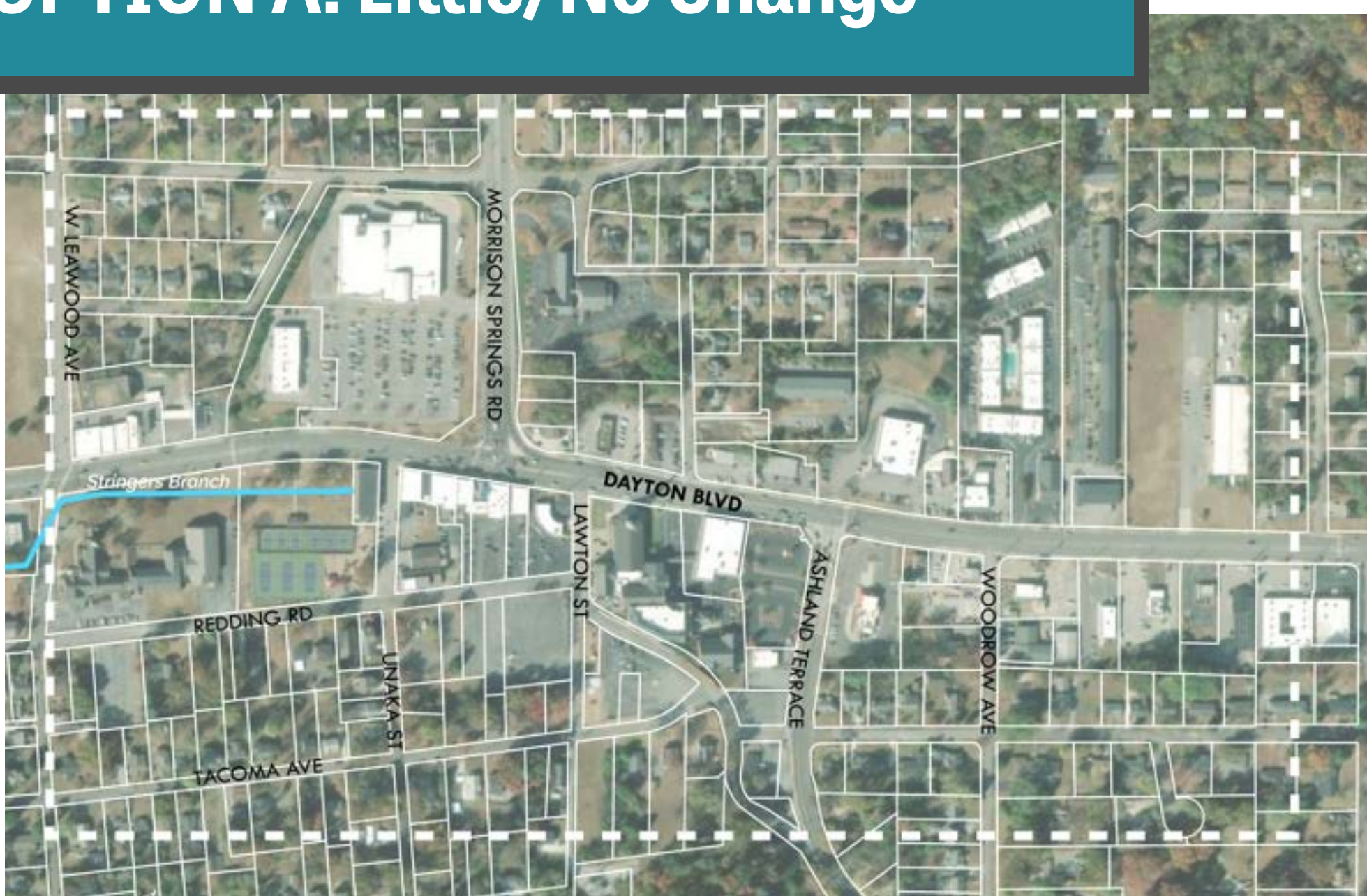
Anything else to add? Place a post-it note here!

6



In 10 - 20 years, what would you like this area to look like?

OPTION A: Little/No Change



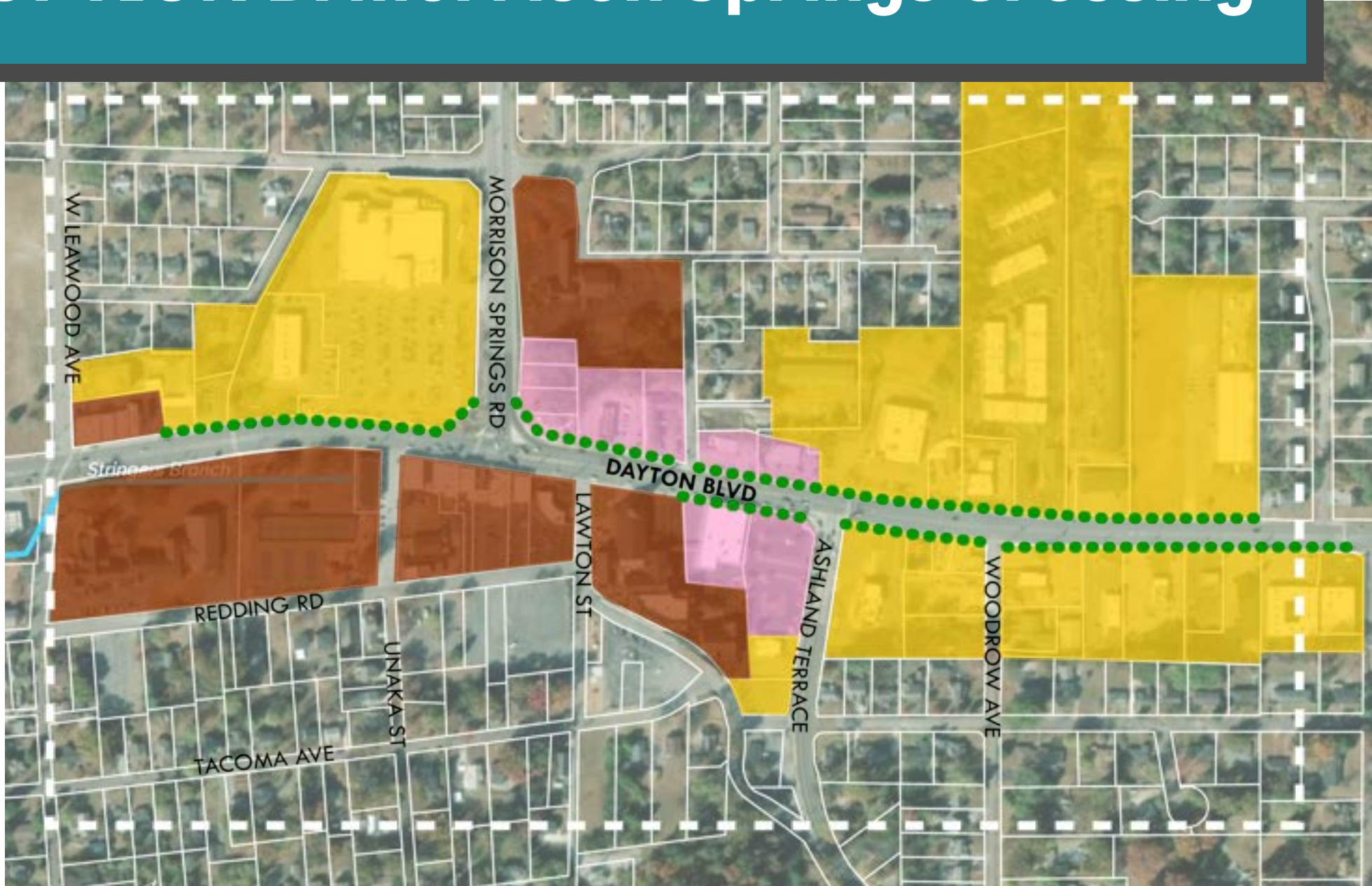
EXISTING LOOK & FEEL:

- Historic buildings housing local businesses and churches concentrated at the central intersection
- Existing park space
- Historic core flanked by chain businesses, strip malls, and box stores
- Moderate pedestrian improvements
- Quickly moving traffic and major intersections make walking and biking difficult

*No
Sticker
Needed*



OPTION B: Morrison Springs Crossing



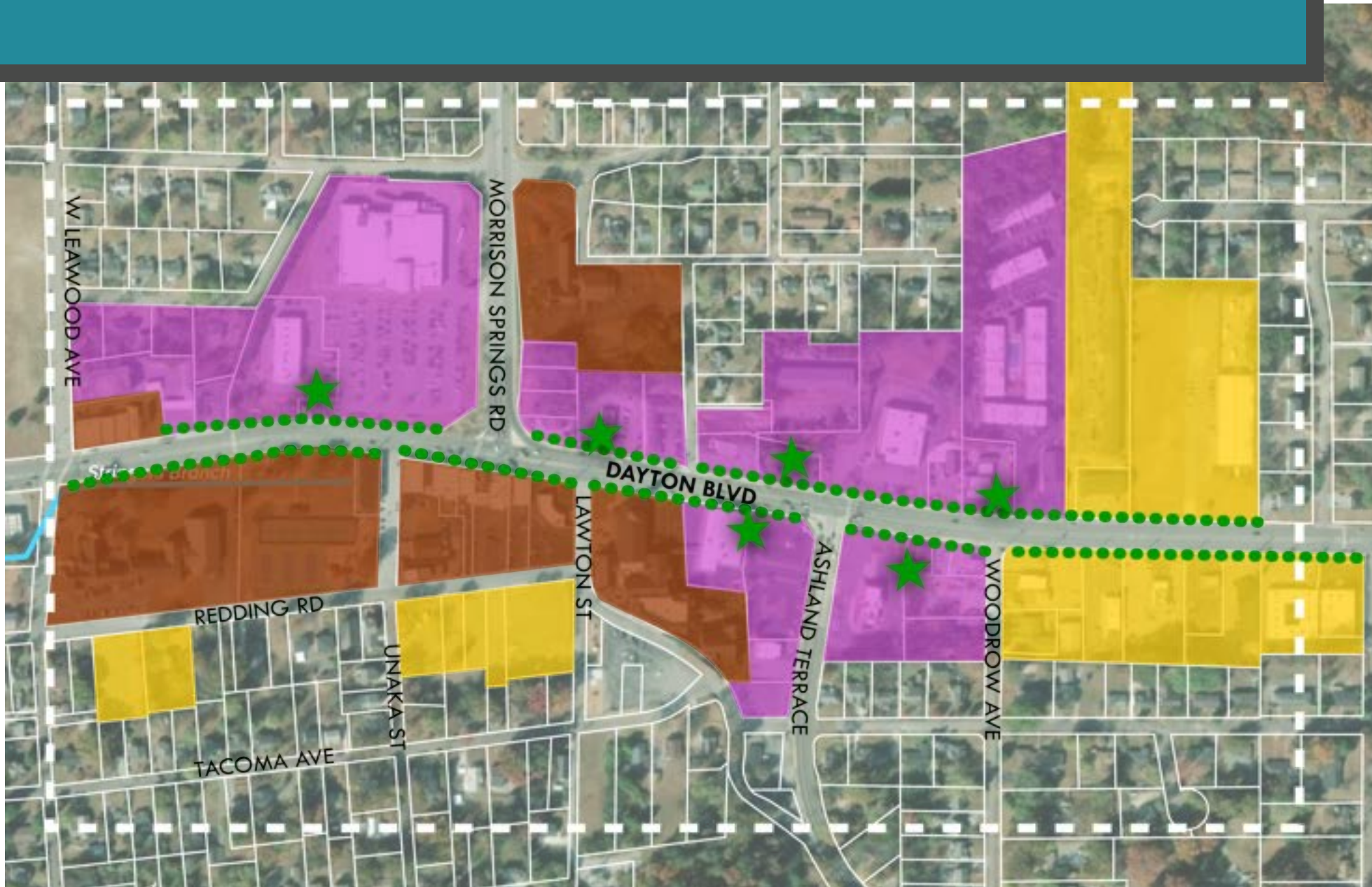
POTENTIAL LOOK & FEEL:

- Preserved downtown
- Village-scale infill with 1-story buildings matching existing historic buildings
- Missing middle housing supporting existing downtown footprint
- Small-town feel



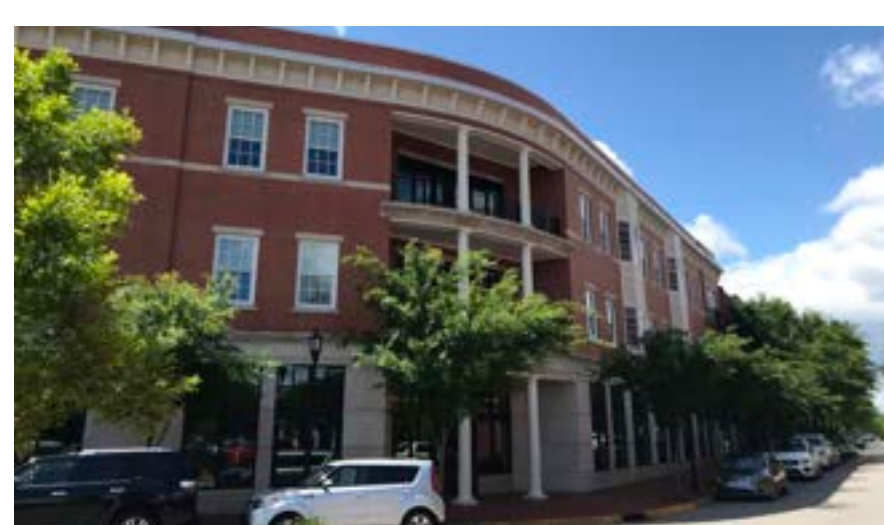
*Add sticker “B”
to spot #6 on
your worksheet!*

OPTION C: Town Center Red Bank





POTENTIAL LOOK & FEEL:

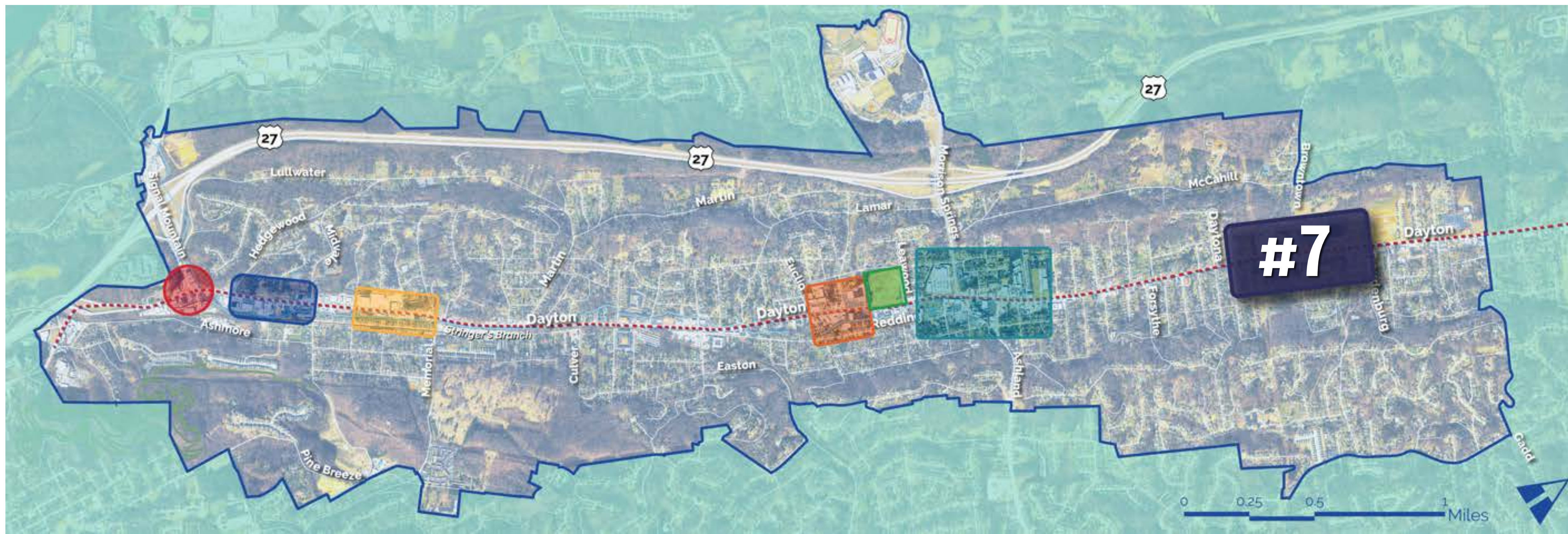
- Preserved downtown, but integrated into:
- 2-3 stories mixed-use buildings
- Missing middle housing as a transitional buffer into nearby single-family neighborhoods
- Destination-style downtown look and feel



*Add sticker “C”
to spot #6 on
your worksheet!*

POTENTIAL LAND USE LEGEND

-  **Historic Downtown**
 **2-3 Story Mixed-Use**
 **Missing Middle Housing**
 **Greenway (Streetscape)**
 **Greenspace**



In 10 - 20 years, what would you like this area to look like?

OPTION A: Little/No Change



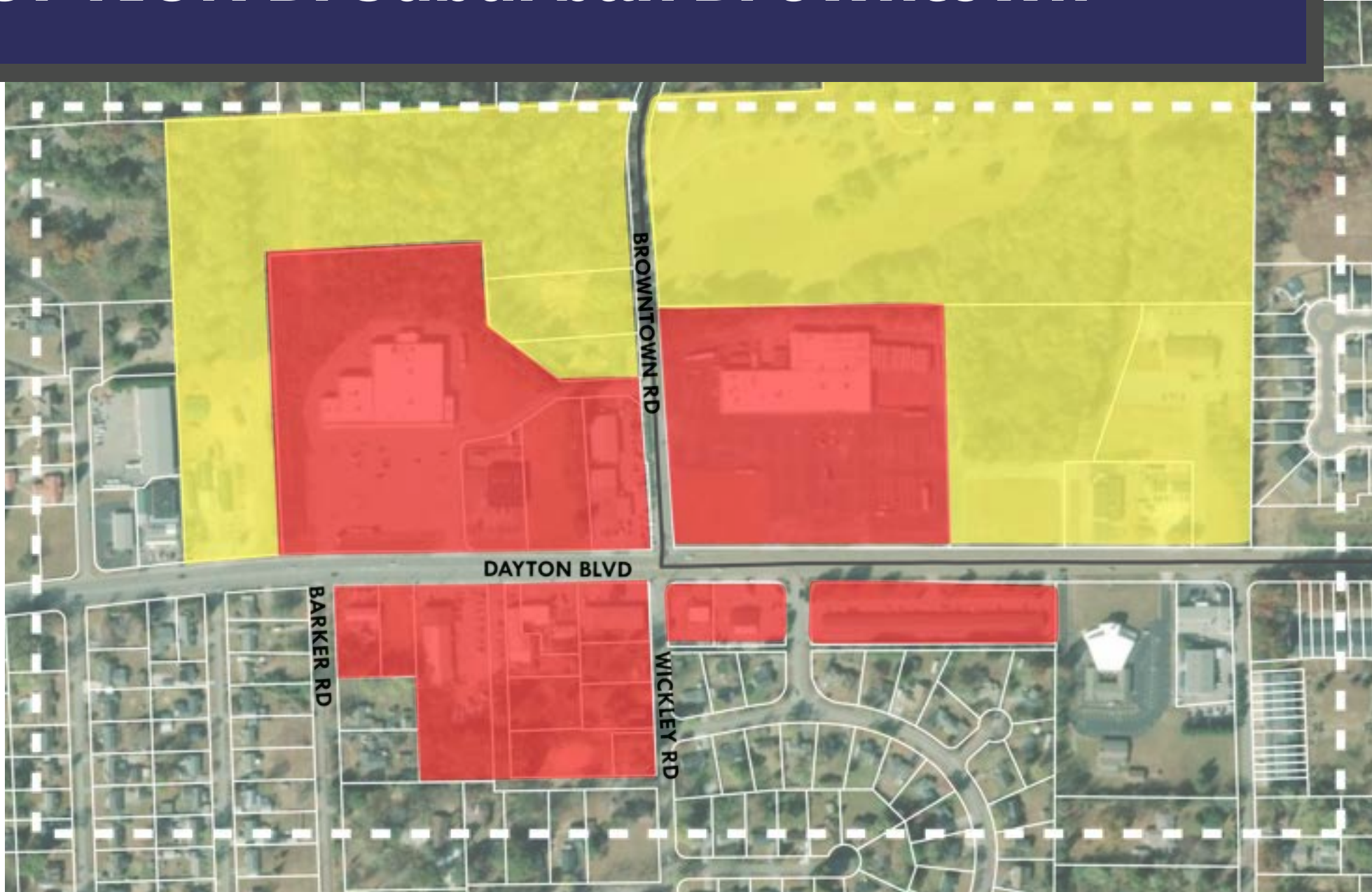
EXISTING LOOK & FEEL:

- Strip malls with vacant storefronts
- No pedestrian improvements and lack of sidewalks make walking and biking feel dangerous
- Older buildings
- Most commercial businesses serve vehicular or landscaping needs

*No
Sticker
Needed*



OPTION B: Suburban Browntown



■ Suburban Commercial ■ Single Family

PROPOSED LOOK & FEEL:

- Suburban Commercial
 1. Stand-alone buildings with franchise businesses
 2. Primarily car-oriented with many parking spaces
 3. Attract a larger regional market
- Surrounded by single-family neighborhoods
- Similar look and feel to the current state, but with more variety in commercial options



*Add sticker "B"
to spot #7 on
your worksheet!*

OPTION C: Browntown Village



■ 1-Story Village, Mostly Retail/Light Commercial ■ Missing Middle Housing
●●●● Greenway (Streetscape) ★ Greenspace

PROPOSED LOOK & FEEL:

- Village-style commercial
 1. Smaller, mixed-use developments with local businesses
 2. Emphasis on pedestrian connectivity
 3. More seamless visual integration into nearby neighborhoods
 4. Streetscaping improvements
- Missing middle surrounding commercial



*Add sticker "C"
to spot #7 on
your worksheet!*

THE BOULEVARD GREENWAY

- Better connectivity is a top priority for Red Bank!
- Potential to transform Dayton Boulevard and Stringers Branch into a greenway, utilizing both on-street and off-street facilities, illustrated in the examples below
- Opportunity for walking, biking, nature experiences, with active storefronts, great community spaces and amenities along the way
- Provides safe alternative transit options for locals - whether they are commuting to work, biking to see friends, or walking to a restaurant
- Creates an opportunity to restore and activate Stringers Branch
- Potential to spur economic development along the Boulevard with active storefronts that front the greenway

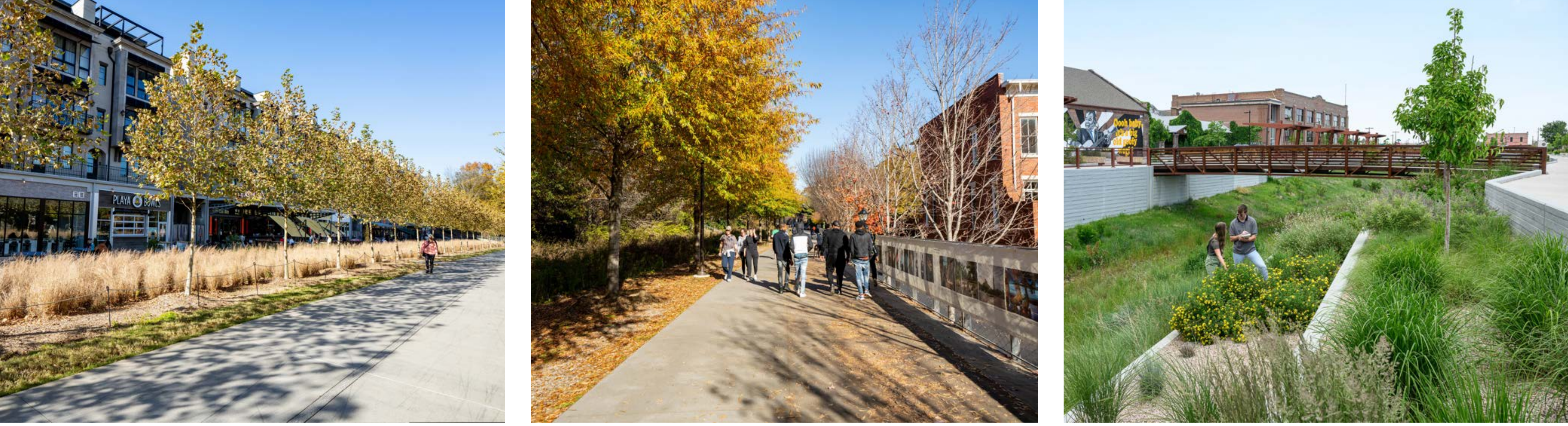


EXAMPLES OF GREENWAYS IN OTHER CITIES:

ON-STREET FACILITIES



OFF-STREET FACILITIES



Credit: ASLA Colorado, www.aslacolorado.org

What do you think? Add a post-it note here!

LAND USE TYPES: DEFINITIONS AND EXAMPLES

1-STORY VILLAGE

A small shopping area with single-story buildings that houses retail and commercial options such as local shops, cafes, and other small businesses.



GREENWAY (OFF-STREET)

A path or trail for walking and biking, away from busy roads, usually surrounded by greenery.



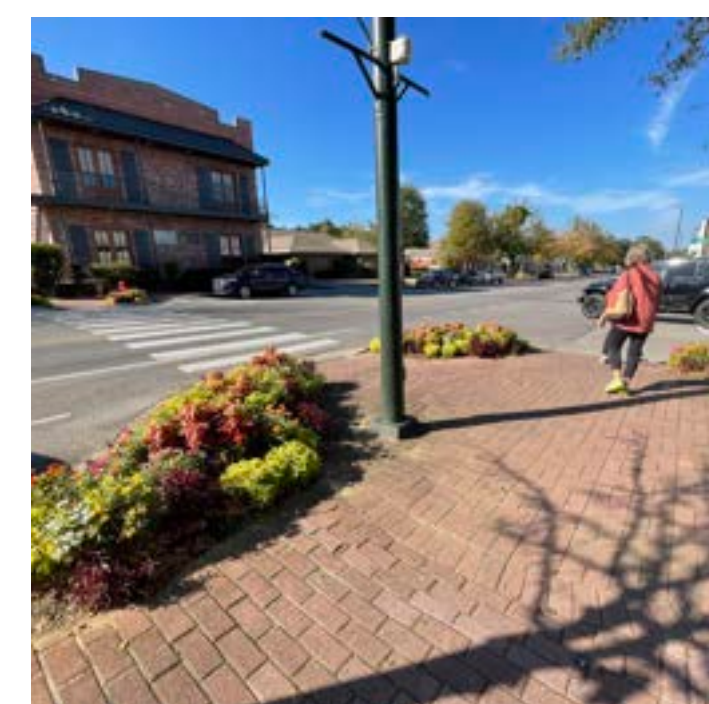
2-3 STORY MIXED-USE

Buildings with two to three floors that combine different uses, like shops or restaurants on the ground floor and apartments or offices above.



GREENWAY (STREETSCAPE)

A path integrated into the streets, with added trees, plants, and benches, making it a pleasant place for walking or biking.



MISSING MIDDLE HOUSING

Various types of housing, such as duplexes or townhouses, that fill the gap between single-family homes and large apartment buildings, providing a range of housing prices and living options.



Photos property of Chattanooga Neighborhood Enterprise, credit to Creative Revolver, Chattanooga

HISTORIC DOWNTOWN

The central area of Red Bank with older buildings and landmarks, important for their cultural and architectural significance.



SINGLE-FAMILY

Homes designed for one family, usually with a yard, offering more privacy and space compared to apartments.



SUBURBAN COMMERCIAL

A shopping area with a mix of stores, restaurants, and services, often surrounded by parking lots.



